

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
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Legislation Title:

AN ORDINANCE relating to land use and zoning, amending Section 23.45.516 of the Seattle Municipal Code to modify the criteria for lots eligible for additional height in Midrise zones.

Summary of the Legislation:

This legislation would modify the criteria that lots must meet to be eligible for additional height in Midrise Zones. Currently, all Midrise-zoned lots in urban villages, urban centers and Station Area Overlay Districts are eligible for the bonus. This amendment would exclude lots that abut a single-family zoned lot or are directly across an alley from a single-family zoned lot.

Background:

This amendment is in response to comments received from the public that the additional height and floor area obtained through these incentives could be resulting in development that is incompatible with existing single-family zones that are immediately adjacent to the property.

DPD determined that parcels abutting or directly across an alley from single-family zoned lots represent about 11% of all Midrise incentive-eligible lots and about 21% of the incentive-eligible lots that are potentially redevelopable. Specific numbers are shown below.

	Incentive-Eligible Parcels Abutting or Directly Across an Alley from a SF zoned lot	Total Incentive- Eligible Parcels	Percentage
All lots	20.6 acres	189.1 acres	11%
Redevelopable lots only	12.5 acres	58.5 acres	21%

Given that the incentive can increase the floor area of a development by about 25% (from an FAR of 3.2 to 4.25), this amendment would reduce the total development capacity of Midrise zones by about 5%.

Please check one of the following:

☒ **This legislation does not have any financial implications.**

☐ **This legislation has financial implications.**

Other Implications:

a) Does the legislation have indirect financial implications, or long-term implications?

Yes. This legislation may reduce the amount of floor area in Midrise developments that abut a single-family zoned lot or are directly across an alley from a single-family zoned lot. These developments may pay slightly lower permit fees.

b) What is the financial cost of not implementing the legislation?

None.

c) Does this legislation affect any departments besides the originating department?

No.

d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?

No.

e) Is a public hearing required for this legislation?

Yes. The City Council will hold a hearing as part of their consideration of the legislation.

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

The notice for the Council public hearing will be published in the DJC.

g) Does this legislation affect a piece of property?

This legislation would affect the development regulations for various properties in the city zoned Midrise.

h) Other Issues: None.

List attachments to the fiscal note below: None.